



JUN 11 2018

DEPT. OF ASSESSMENT
NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

RP-485-a (1/05)

APPLICATION FOR REAL PROPERTY TAX
EXEMPTION FOR RESIDENTIAL-COMMERCIAL URBAN EXEMPTION PROGRAM
(Real Property Tax Law, Section 485-a)

(Instructions for completing this form are contained in Form RP-485-a-Ins)

1. Name and telephone no. of owner(s) 169 Elk Street LLC
Day No. (716) 332-5959 x116
Evening No. (716) 553-0653
E-mail address (optional) Michael J@ SavarinoCompanies.com
2. Mailing address of owner(s) 500 Seneca Street, Suite 508
Buffalo, NY 14204
3. Location of property (see instructions)
169 Elk Street / 57 Euclid Buffalo
Street address School district
Buffalo Village (if any)
City/Town
- Property identification (see tax bill or assessment roll)
Tax map number or section/block/lot 122.51-1-1-1.2 (169 Elk)
122.51-1-26.2 (57 Euclid)
4. General description of property for which exemption is sought (if necessary, attach plans or specifications): Four Story rehab of former catholic school
to eleven residential apartments and one commercial
space.
5. Use of Property: Residential Apartments (11) and commercial space (1)
6. Describe alteration, installation or improvement made to convert the non-residential property to mixed-use: Demo and rehab of interior to preserve historical
features to construct 11 apartments, community tenant space
and commercial space.
7. Cost of alteration, installation or improvement: \$1.3M
8. Date construction of alteration, installation or improvement was commenced: January 2017
9. Date completed (attach certificate of occupancy or other documentation of completion): Anticipated June 30, 2017

10. Other exemptions.

a. Is the property receiving or has it ever received any other exemption from real property taxation?
☒ Yes ☐ No

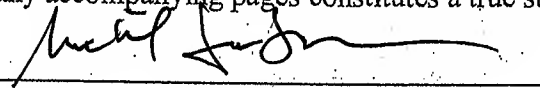
b. If yes, what exemption was received? Religious When? _____

Were payments in lieu of taxes made during the term of that exemption? _____

If so, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

CERTIFICATION

I, Michael Jackson, hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.


 Signature


5/1/2018
 Date

FOR ASSESSOR'S USE

1. Date application filed: 6/11/18 2. Applicable taxable status date: 12/1/18
 3. Action on application: ☒ Approved ☐ Disapproved
 4. Assessed valuation of parcel in first year of exemption: \$ 562,500.
 5. Increase in total assessed valuation in first year of exemption: \$ 418,500.
 6. Amount of exemption in first year: 144,000.

	Percent
County	<u>0</u>
City/Town	<u>100%</u>
Village	
School District	<u>100%</u>

	Amount
\$	<u>0</u>
\$	<u>418,500.</u>
\$	
\$	<u>418,500.</u>


 Assessor's signature

12/1/18
 Date

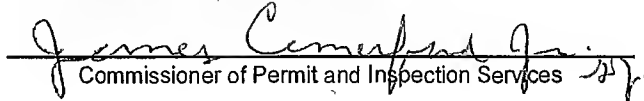


CITY OF BUFFALO

Certificate of Occupancy

Certificate No.: **10030822**

In accordance with the appropriate laws of the State of New York and/or the Ordinances of the City of Buffalo the structure(s) located at **169 ELK** Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, said structure(s) is hereby certified for occupancy. This certificate is issued subject to the limitation herein specified and is valid until revoked unless automatically voided by the conditions set forth on the reverse side of this certificate.


Commissioner of Permit and Inspection Services

Date Issued: **12/28/2017**

Total Occupancy: **11 DWELLING UNIT, 1 COMMERCIAL SPACE, 1 COMMON ROOM**

No. Units: **11**

No. Stories: **4**

No. Rooms: **0**

Building Type: **IIIB**

Zoning District: **N-3R**

Smoke Detectors: **12/21/2017**

CO2 Detectors: **12/21/2017**

Construction: **ORDINARY**

Class: **R2**

Inspector: **DAVID GRUNDY**

Date Inspected: **12/29/2017**

Expiration Date: **02/28/2018**

Application Codes:

MDL Law: **Y**

City Ordinance: **Y**

Zoning Ordinance: **Y**

NYSUBC(19): **N**

Title 19: **N**

Permit No.: **232207**

Permit Date: **03/27/2017**

Receipt No.: **232207**

Stories:

1ST FLOOR

1 APARTMENT, 1 OFFICE

2ND FLOOR

4 APARTMENTS

3RD FLOOR

4 APARTMENTS

4TH FLOOR

2 APARTMENTS 1 COMMON ROOM

CONDITIONS

1. THAT ONLY THE SECOND AND THIRD FLOORS BE RENTED

CONTINUED

FOR OCCUPATION AT THIS TIME.

CONDITIONS

2. THAT THE FIRST AND FOURTH FLOORS ARE TO BE FINISHED EXPEDITIOUSLY

CONTINUED

(WITHIN TWO MONTHS)

CONDITIONS

3. THAT ALL EXITING BE KEPT CLEAR AT ALL TIMES WHILE WORK IS FINISHED

Notes: BUILDING TYPE: **111 B - FULLY SPRINKLERED**

SEE REVERSE SIDE



CITY OF BUFFALO
DEPARTMENT OF
ASSESSMENT & TAXATION



BYRON W. BROWN
MAYOR

MARTIN F. KENNEDY
COMMISSIONER

March 1, 2019

169 Elk Street LLC
500 Seneca St. Ste.508
Buffalo, NY 14204

Re: 485-a Real Property Tax Exemption

Re: 169 Elk

SBL # 122.51-1-1.2 Bill # 00268550

Assessed Value: \$562,500.

Increase in assessment: \$418,500.

Dear Michael Jackson,

Your application for an RPTL 485-a real property tax exemption has been approved for the above referenced property.

This exemption is for a period of twelve years, and will commence with the City of Buffalo 2019-2020 fiscal year tax and assessment roll. The exemption is calculated on the increase in assessment noted above.

Years	Percentage
1 - 8	100%
9	80%
10	60%
11	40%
12	20%

The remainder of the assessment will remain taxable during this period.

If you have any questions, please do not hesitate to call me at 716-851-5748.

Sincerely,

Judith A. McCabe

Assessor